



• mcgowan homes •

17 Church Road, Middleton



- Spacious And Well Presented Two Bed Mid Terraced
- Gas Central Heated / uPVC Double Glazed Windows
 - Lounge / Dining Room / Kitchen
 - Cellar Space And Lean To Conservatory
- Three-Piece Bathroom / Fixed Staircase To Converted Loft Room
 - Enclosed Paved And Decked Rear Yard

Offers In Excess Of £155,000

Spacious and well presented two bed mid terraced with lean to conservatory, cellar and converted loft space. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, separate dining room, kitchen and a useful lean to conservatory at the rear. There is a staircase leading down to cellar space providing useful storage and a staircase rising to the first floor. The first floor affords two bedrooms and a three-piece bathroom. A fixed staircase from bedroom 2 leads to a good-sized converted loft room. Externally to the front the property leads out to the pavement and at the rear there is an enclosed yard which has paved and decked areas. Conveniently situated close to Middleton town centre and its range of shops and facilities, transport links to Manchester and ideal for access to the M60 motorway network.

GROUND FLOOR

VESTIBULE

Vestibule entrance with laminated wooden flooring. Access to...

LOUNGE

4.40m x 3.62m (14'5" x 11'10")

Front aspect with electric fire set within feature surround, laminated wooden flooring and double doors to...



DINING ROOM

3.96m x 3.47m (12'11" x 11'4")

Rear aspect with laminated wooden flooring and radiator. Staircase to cellar and staircase leading to the first floor.



KITCHEN

3.17m x 2.15m (10'4" x 7'0")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven, integrated dish-washer, cupboard housing wall mounted combi boiler, laminated wooden flooring and radiator.



LEAN TO CONSERVATORY

2.67m x 1.77m (8'9" x 5'9")

Rear aspect with laminated wooden flooring and access to the rear.



FIRST FLOOR

BEDROOM 1

4.42m x 3.63m (14'6" x 11'10")

Front aspect with feature fire surround, fitted cupboard, carpet flooring and radiator.



BEDROOM 2

3.85m x 2.38m (12'7" x 7'9")

Rear aspect with carpet flooring and radiator. Access to staircase leading to converted loft room.



BATHROOM

Three-piece bathroom comprising of bath with shower off mixer taps, vanity wash-basin, low-level W.C, fully tiled walls, laminated flooring and radiator.



LOFT ROOM

4.16m x 3.97m (13'7" x 13'0")

Spacious loft room with carpet flooring.

OUTSIDE

Externally to the front the property leads out to the pavement and at the rear there is an enclosed yard which has paved and decked areas.

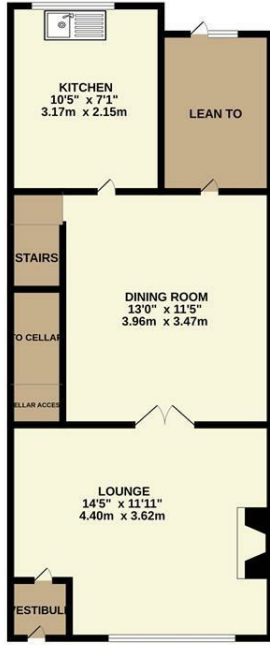


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		49	77
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

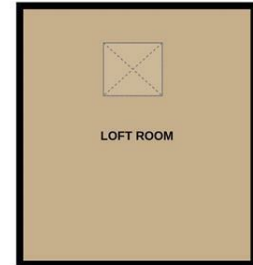
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



TWO BED TERRACED

TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE
0161 655 4113

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

www.mcgowanhomes.co.uk

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.